

CA 424-07  
SUB

Suit, Morris  
06-34-32

51829-6492

Comments filed 9/28/81

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

Ren Serey  
Executive Director

STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401  
(410) 260-3460 Fax: (410) 974-5338  
[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

July 29, 2009

Ms. Olivia Vidotto  
Calvert County Department of Planning and Zoning  
150 Main Street  
Prince Frederick, Maryland 20678

Re: Suit- MSD-06-34-32-Intrafamily Transfer

Dear Ms Vidotto:

Thank you for forwarding the proposed plats for the above-referenced intrafamily transfer subdivision. The applicant proposes to create two new lots in the Critical Area, and two non-buildable residue parcels from an existing parcel. The property consists of two non-contiguous sections within one existing parcel with 37.03 acres that are within the Critical Area. The property within the Critical Area is designated as a Resource Conservation Area (RCA).

Previously, this office sent a letter on January 12, 2009 and March 30, 2009. Our comments from the March 30, 2009 letter requested that the development rights summary be placed on both Plats and the Plat notes detailing development rights are coordinated. Based on the recent submittal we find that both changes have been made.

For future reference, I am not able to locate an Ordinance definition for "Non-buildable Parcel" as is used on the Suit plat. The County's definition of "outlot" may be more appropriate and is defined as, "a lot created by subdivision approved by the Planning Commission but not as a buildable lot, as defined by this Ordinance."

Thank you for the opportunity to provide comments. Please feel free to contact me at (410) 260-3468 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Roby Hurley".

Roby Hurley  
Natural Resources Planner  
RH/jjd

cc: CA 424-07

**NOTES**

- The Stormwater Management (SWM) Conservation Easement shown hereon is established to satisfy the stormwater management for Lots 2, 3 and 5. The SWM Conservation Easement encompasses the buffer areas described in Note 3 below and shall be protected in perpetuity as specified therein.
- Conservation Areas: These land areas include, but are not limited to, improperly drained soils, adverse soil formations, steep slopes (25% or greater, 15% or greater in the Critical Area) and erodible soils. A minimum 10' setback must be provided adjacent to the conservation area. These land areas shall not be developed unless it cannot be avoided and the applicant develops adequate methods to solve the problems created by disturbing unsuitable land conditions and these methods receive the approval of the Planning Commission, with recommendations from the appropriate County agencies. No structure, grading or clearing shall be permitted on an existing steep slope or within 10 feet of the steep slopes.
- A minimum buffer zone of 50 feet of undisturbed natural vegetation shall be maintained from the boundaries of the non-tidal wetlands landward. In the case of tidal waters and wetlands, the buffer shall be a minimum of 100 feet. These buffer areas shall remain undisturbed in perpetuity and to serve for water quality benefits. When any disturbance is proposed within 100 feet of the edge of the wetland buffer, protective snow fencing shall be placed 10 feet beyond the edge of the buffer. The issuance of County permits or approval is a local process and does not imply that the applicant has met State and Federal requirements for wetlands under COMAR, the Federal Water Pollution Control Act or the Rivers and Harbors Act.
- Any proposed activities within the buffer shall comply with the provisions of Articles 8-1.08.0 and 8-2.02 of the Calvert County Zoning Ordinance.
- 100 Year Flood Plain: Uses restricted to those permitted within the Flood Plain District. No residential construction is permitted within the 100 year flood plain.
- There are no perennial or intermittent streams or associated buffers within the plotted area shown hereon.
- Family Conveyance Lot 2 is subject to the terms of the Declaration of Intent for the Intra-family Transfer exemption of the Forest Conservation Program and may not be transferred to a person other than a family member for a period of five years from the recording date of this lot, except as specified in that agreement. Clearing of forest is limited to 30,000 square feet. A copy of the notarized Declaration of Intent can be found in the subdivision file MSD D6-34-42 at the Calvert County Department of Planning and Zoning.
- Lot 2 uses the first of the three lot (sized) exceptions of the parent tract (Parcel 6).
- If archeological materials are discovered during site work, the contractor or developer shall cease work and contact the Department of Planning and Zoning's Historic Preservation Planner, immediately so that the materials may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County.
- At a minimum, buildings shall be sited to avoid facing the front of a house onto the rear of another.
- Within Farm Communities, farming practices that may conflict with residential use activities will be occurring on adjacent lands and are permitted by right.
- This plot was prepared without benefit of a title report.
- Access to Family Conveyance Lot 2 shall be via the 16' Family Conveyance Right-of-Way. The 16' Family Conveyance Right-of-Way shall be private, non-County owned and maintained and shall not be petitionable to the County for County ownership or for County maintenance. The lot owner shall be responsible for providing for road maintenance, including snow removal and repairs, as well as other improvements and road services normally provided by the County. The Family Conveyance driveway for Lot 2 shall be constructed to a width of 12'.
- Any deed for a lot that is created by a family conveyance subdivision shall contain covenants stating that the lot is created subject to Article 5-1.02.D.6 of the Calvert County Zoning Ordinance.
- Lots created by a bona fide family conveyance subdivision may not be conveyed subsequently to any person other than a family member of lineal descent or ascent, unless five Transfer Development rights are applied and recorded by deed. This provision shall be in effect for seven years after the lot is recorded.
- Family Conveyance Lot 2 is the first of three lot exemptions permitted under the Adequate Public Facilities Ordinance (APFO).
- The residue of this property (Non-buildable Parcel "A" shown hereon and Non-buildable Parcel "B" shown on Plat Two) are left with two density increments; one conventional density lot within the FFD and one Intra-family lot within the RCA. Non-buildable Parcels "A" and "B" shall be deemed non-buildable for residential purposes until such time that they receive final subdivision approval from the Planning Commission and have been recorded as buildable lots in the Land Records of Calvert County. The density increments will be assigned at that time.
- In accordance with Article 5-2.D1.C.3 of the Calvert County Zoning Ordinance, clustering is not required in the Critical Area and subdivisions are limited to no more than five lots (as of December 2, 2003).
- Development within the Critical Area portion of Non-buildable Parcel "A" must be done in accordance with the 15% impervious surface limitations and the forest clearing and mitigation requirements to be addressed with future subdivision or at the time of building permit review process, whichever comes first.
- Lot 2 is designated as a Family Conveyance lot under Article 7-1.06.J1-13 of the Calvert County Zoning Ordinance. The 16' wide Family Conveyance Right-of-Way shown hereon is established from Sollers Wharf Road over Non-buildable Parcel "A" to provide access to Lot 2.
- The lateral lines shown hereon are in accordance with Article 9-5.01 of the Calvert County Zoning Ordinance.

**HEALTH OFFICER'S CERTIFICATION**

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR INDIVIDUAL WATER SYSTEMS AND INDIVIDUAL SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W6 AND SEWERAGE PLANNING CATEGORY S6.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL. THE DESIGNATED PERC AREA IS THE ONLY PERC AREA APPROVED BY THE CALVERT COUNTY HEALTH DEPARTMENT FOR SEWAGE DISPOSAL PURPOSES. THE APPROVED LOT INCLUDES AN APPROVED AREA OF AT LEAST 10,000 SQUARE FEET FOR SEWAGE DISPOSAL PURPOSES AS REQUIRED BY CURRENT MARYLAND DEPARTMENT OF THE ENVIRONMENT LAW. IMPROVEMENTS OF ANY NATURE, INCLUDING, BUT NOT LIMITED TO THE INSTALLATION OF OTHER UTILITY LINES IN THIS AREA, MAY RENDER THE LOT UNDEVELOPABLE. TO DETERMINE THE EXACT AREA OF THE LOT APPROVED FOR SUCH PURPOSES, YOU SHALL CONTACT THE CALVERT COUNTY HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL HEALTH.

HEALTH DEPARTMENT	
DATE	
HEALTH OFFICER	
DIRECTOR OF ENVIRONMENTAL HEALTH	
SANITARIAN	

**CRITICAL AREA DEVELOPMENT RIGHTS SUMMARY**

Parcel 6 acreage in the Critical Area is 37.03 acres.  
Critical Area development rights on Parcel 6 equals three lots.  
Per Calvert County Code 8.1.05H.2.b, "A parcel that is 12 acres or more and less than 60 acres in size may be subdivided into three lots. Two of the lots shall be intrafamily transfer lots and shall be recorded as such."  
Lot 4 is in the Critical Area. It is an intrafamily transfer lot and its creation extinguishes one Critical Area development right.  
Lot 5 is in the Critical Area and its creation extinguishes one Critical Area development right.  
The creation of Lots 4 and 5 by this subdivision extinguishes two of the three development rights available to Parcel 6.  
There is one remaining development right associated with the Critical Area portion of Parcel 6. The property is limited to a total of three residential dwelling units and only one additional dwelling unit may be located on the Critical Area portion of the property. An additional lot may only be created as an intrafamily transfer lot.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY MORRIS W. SUIT, II AND THOMAS M. SUIT TO MORRIS WILTON SUIT, II AND MINA S. WALKER, CO-PERSONAL REPRESENTATIVES OF MORRIS W. SUIT, BY DEED DATED OCTOBER 24, 2008 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. 3212 AT FOLIO 328.

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-1.08.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

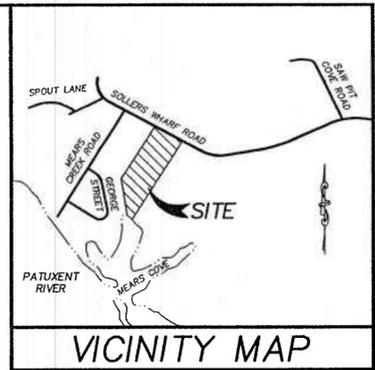
DATE \_\_\_\_\_ REGISTERED SURVEYOR \_\_\_\_\_

**SIGHT DISTANCE CERTIFICATION**

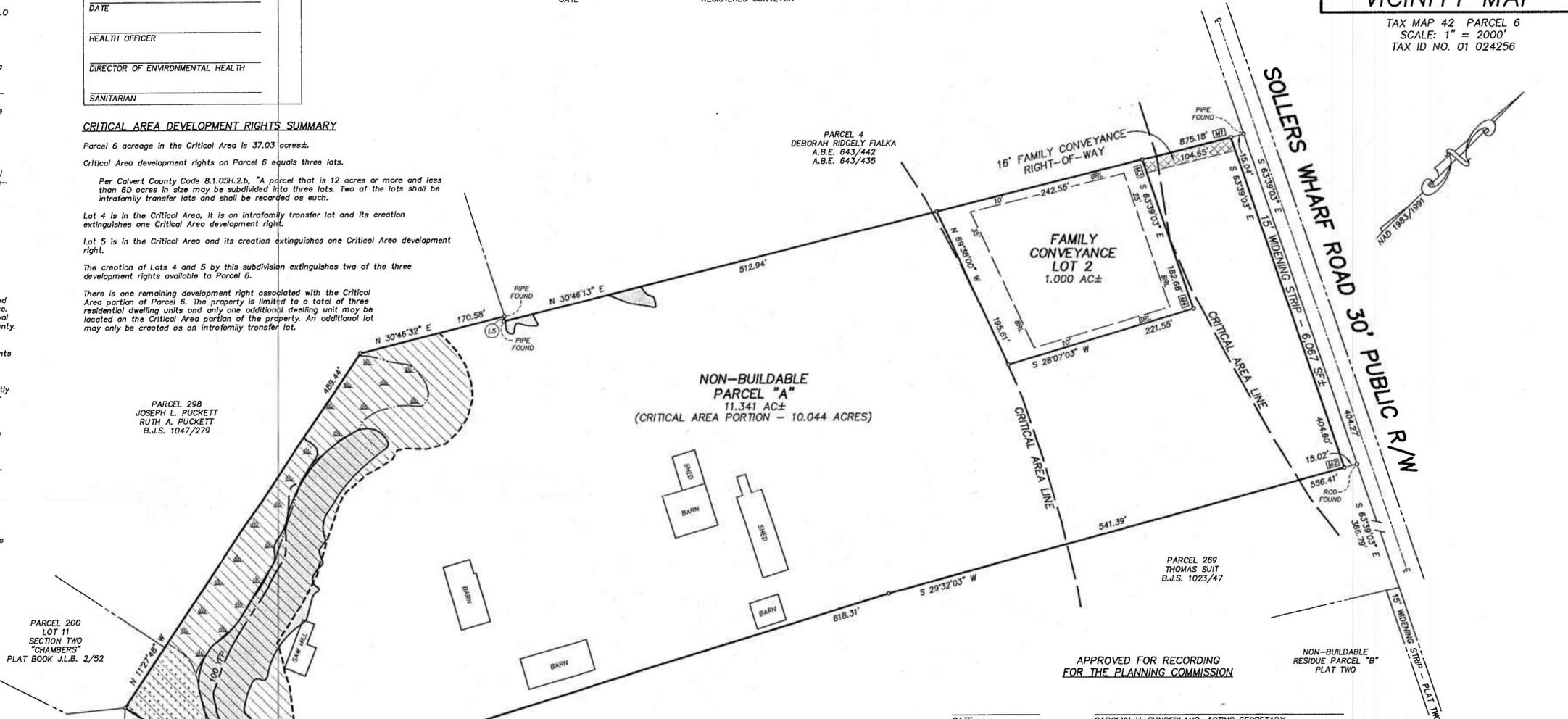
I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE ENTRANCE LOCATION OF THE 16' FAMILY CONVEYANCE RIGHT-OF-WAY ONTO SOLLERS WHARF ROAD MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE \_\_\_\_\_ REGISTERED SURVEYOR \_\_\_\_\_

NUMBER OF LOTS SHOWN ON THIS PLAT	
NO. OF CONVENTIONAL LOTS	0
NO. OF FDR LOTS	0
NO. OF RECEIVING AREA LOTS	0
NO. OF FAMILY CONVEYANCE LOTS	1
TOTAL NO. OF NEW LOTS	1
TOTAL NO. OF REVISED LOTS	0
ACREAGE TABULATIONS FOR THIS PLAT	
ACREAGE OF ALL NEW LOTS	1.000 AC±
ACREAGE OF ALL REVISED LOTS	0 AC±
ACREAGE OF ALL OPEN SPACE	0 AC±
ACREAGE OF ALL RECREATION AREA	0 AC±
ACREAGE OF ALL PUBLIC RIGHT-OF-WAYS	0 AC±
ACREAGE OF ALL PRIVATE LANES	0 AC±
ACREAGE OF ALL WIDENING STRIPS	0.139 AC±
ACREAGE OF ALL OUTLOTS	0 AC±
ACREAGE OF ALL REVERTIBLE PARCELS	0 AC±
ACREAGE OF NON-BUILDABLE PARCEL "A"	11.341 AC±
TOTAL ACREAGE SHOWN ON THIS PLAT	12.480 AC±
APFO INFORMATION FOR THIS PLAT	
NO. OF APFO EXEMPT LOTS ON THIS PLAT	1



TAX MAP 42 PARCEL 6  
SCALE: 1" = 2000'  
TAX ID NO. 01 024256



CRITICAL AREA IMPERVIOUS SURFACE TABLE		
LOT	EX. IMPERVIOUS SURFACE AREA	ALLOWED IMPERVIOUS SURFACE AREA
PARCEL "A"	18,300 SF	65,625 SF

CRITICAL AREA ALLOWED CLEARING TABLE		
LOT	EX. FOREST	ALLOWED CLEARING
PARCEL "A"	1.81 AC	NO CLEARING

**OWNER'S CERTIFICATION**

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 80316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE _____	WITNESS _____	OWNER: MORRIS WILTON SUIT, II CO-PERSONAL REPRESENTATIVE, ESTATE OF MORRIS W. SUIT 3980 OUNN ROAD HUNTINGTOWN, MD 20639
DATE _____	WITNESS _____	OWNER: MINA S. WALKER CO-PERSONAL REPRESENTATIVE, ESTATE OF MORRIS W. SUIT

**FAMILY CONVEYANCE AFFIDAVIT**

THE ESTATE OF MORRIS W. SUIT, THE OWNER OF THE PROPERTY SHOWN HEREON, DOES HEREBY ASSIGN THE LOT BEING CREATED AS FAMILY CONVEYANCE LOT 2, SUIT SUBDIVISION, TO JODI ALTERMAN, GRANDDAUGHTER, IN ACCORDANCE WITH ARTICLES 5-1.02.D.6 AND 7-1.06.J1-13 OF THE CALVERT COUNTY ZONING ORDINANCE.

MORRIS W. SUIT, II, CO-PERSONAL REPRESENTATIVE	DATE _____
MINA S. WALKER, CO-PERSONAL REPRESENTATIVE	DATE _____
NOTARY SIGNATURE AND SEAL	DATE _____

**LEGEND**

- LIMIT OF CRITICAL AREA NON-DISTURBANCE VEGETATED BUFFER
- BUILDING RESTRICTION LINE
- CONSERVATION AREA
- 100 YEAR FLOOD PLAIN
- 16' FAMILY CONVEYANCE R/W
- ZONED WETLANDS (TIDAL)
- NON-TIDAL WETLANDS
- STORMWATER MANAGEMENT CONSERVATION EASEMENT (1.56 AC±)

COORDINATES		
NO.	NORTH	EAST
M1	262972.82	1458622.74
M2	262793.24	1458685.30
M3	262882.90	1458569.20
M4	262801.82	1458732.90

COURSES AND DISTANCES		
LINE	BEARING	DISTANCE
L1	N 45°3'07" W	28.75'
L2	N 78°20'25" W	33.50'
L3	S 83°35'49" W	57.18'
L4	S 77°54'39" W	38.27'
L5	S 36°54'50" E	5.84'

**RECEIVED**  
JUL 20 2009  
CRITICAL AREA COMMISSION  
Theapeake & Atlantic Coastal Bays

**PLAT ONE**  
FAMILY CONVEYANCE LOT 2, NON-BUILDABLE PARCEL "A" AND 15' WIDENING STRIP  
**SUIT SUBDIVISION**  
LOCATED IN LUSBY  
FIRST DISTRICT, CALVERT COUNTY, MARYLAND  
PLANNING AND ZONING CASE NO. MSD 06-34-42

*C.A.#2 due 7/30 revised per agency comments ok? OLIVER - CALVERT PERZ*

**COLLISON, OLIFF & ASSOCIATES, INC.**  
Surveyors • Engineers  
Land Planners  
110 MAIN STREET  
PRINCE FREDERICK, MARYLAND 20678  
410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	SCALE
FEB. 2009	1" = 100'
JOB NO.	DRAWN BY
1-8531	SH
FLDR REF.	APPROVED
TM42 G3	JSO
DATE	REVISION
6/5/09	Address comments

**NOTES**

- Lot 4 is exempt from providing stormwater management at this time per Section 123.3.2.C of the Calvert County Stormwater Management Ordinance. Stormwater management for Lot 4 shall be addressed for the new development and only for the new development. Stormwater management for Lot 3 is addressed through the platting Stormwater Management Conservation Easements shown on Plots One and Three.
- Conservation Areas: These land areas include, but are not limited to, improperly drained soils, adverse soil formations, steep slopes (25% or greater, 15% or greater in the Critical Area) and erodible soils. A minimum 10' setback must be provided adjacent to the conservation area. These land areas shall not be developed unless it cannot be avoided and the applicant develops adequate methods to solve the problems created by disturbing unsuitable land conditions and these methods receive the approval of the Planning Commission, with recommendations from the appropriate County agencies. No structure, grading or clearing shall be permitted on existing steep slopes or within 10 feet of the steep slopes.
- A minimum buffer zone of 50 feet of undisturbed natural vegetation shall be maintained from the boundaries of the non-tidal wetlands landward. In the case of tidal waters and wetlands, the buffer shall be a minimum of 100 feet. These buffer areas shall remain undisturbed in perpetuity and to serve for water quality benefits. When any disturbance is proposed within 100 feet of the edge of the wetland buffer, protective snow fencing shall be placed 10 feet beyond the edge of the buffer. The issuance of County permits or approval is a local process and does not imply that the applicant has met State and Federal requirements for wetlands under COMAR, the Federal Water Pollution Control Act or the Rivers and Harbors Act.
- Any proposed activities within the buffer shall comply with the provisions of Articles 8-1.D8.0 and 8-2.D2 of the Calvert County Zoning Ordinance.
- 100 Year Flood Plain: Uses restricted to those permitted within the Flood Plain District. No residential construction is permitted within the 100 year flood plain.
- There are no perennial or intermittent streams or associated buffers within the plotted area shown hereon.
- Family Conveyance Lot 3 and the portion of Intra-Family Transfer Lot 4 outside of the Critical Area are subject to the terms of the Declaration of Intent for the Intra-Family Transfer exemption of the Forest Conservation Program and may not be transferred to a person other than a family member for a period of five years from the recording date of the lots, except as specified in that agreement. Clearing of forest is limited to 30,000 square feet. A copy of the notarized Declaration of Intent can be found in the subdivision file MSD 06-34-42 at the Calvert County Department of Planning and Zoning.
- Lot 3 uses the second of the three lot (sized) exceptions of the parent tract (Parcel 6).
- If archaeological materials are discovered during site work, the contractor or developer shall cease work and contact the Department of Planning and Zoning's Historic Preservation Planner. Immediately, so that the materials may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County.
- At a minimum, buildings shall be arranged to avoid facing the front of a house onto the rear of another.
- Within Farm Communities, farming practices that may conflict with residential use activities will be occurring on adjacent lands and are permitted by right.
- This plat was prepared without benefit of a title report.
- Access to Family Conveyance Lot 3 shall be via the 25' Family Conveyance Right-of-Way. Lot 5 shown on Plat Three shall also utilize the 25' Family Conveyance Right-of-Way. The 25' Family Conveyance Right-of-Way shall be private, non-county owned and maintained and shall not be petitionable to the County for County ownership or for County maintenance. The lot owners shall be responsible for road maintenance including snow removal and repairs, as well as other improvements and road services normally provided by the County. The first of the lots to develop will be responsible to construct the driveway to a width of 12 feet within the 25' Family Conveyance Right-of-Way.
- Any deed for a lot that is created by a family conveyance subdivision shall contain covenants stating that the lot is created subject to Article 5-1.D2.D.6 of the Calvert County Zoning Ordinance.
- Lots created by a bona fide family conveyance subdivision may not be conveyed subsequently to any person other than a family member of lineal descent or ascent, unless five Transfer Development rights are applied and recorded by deed. This provision shall be in effect for seven years after the lot is recorded.
- Family Conveyance Lot 3 and Intra-Family Transfer Lot 4 are the second and third of three lot exemptions permitted under the Adequate Public Facilities Ordinance (APFD).
- The residue of this property (Non-Buildable Parcel "B" shown hereon and Non-Buildable Parcel "A" shown on Plat One) are left with two density increments; one conventional density lot within the FFD and one Intra-Family lot within the RCA. Non-Buildable Parcels "A" and "B" shall be deemed non-buildable for residential purposes until such time that they receive final subdivision approval from the Planning Commission and have been recorded as buildable lots in the Land Records of Calvert County. The density increments will be assigned at that time.
- In accordance with Article 5-2.01.C.3 of the Calvert County Zoning Ordinance, clustering is not required in the Critical Area and subdivisions that are limited to no more than five lots (as of December 2, 2003).
- Development within the Critical Area portions of Intra-Family Transfer Lot 4 and Non-Buildable Parcel "B" must be done in accordance with the 15% impervious surface limitations and the forest clearing and mitigation requirements to be addressed with future subdivision or at the time of building permit review process, whichever comes first.
- The existing structures located within the buffer an Intra-Family Transfer Lot 4, including the expansion and/or modification thereof, shall adhere to Article 2-6.D1 of the Calvert County Zoning Ordinance for continuation of lawfully existing non-conforming uses and structures. If Intra-Family Transfer Lot 4 is redeveloped in the future, the new dwelling shall be located outside of the buffer or the Critical Area Commission shall not support future variances to construct a new dwelling in the buffer.
- The Shared Driveway Easement shown hereon is for future construction of a driveway to serve Lots 3, 4 and 5.
- Any deed created for Intra-Family Transfer Lot 4 shall identify the family member to receive the lot and contain a covenant indicating the subsequent conveyance of the lot to persons other than immediate family shall comply with Article 8-1.D8.H.3-4 of the Calvert County Zoning Ordinance.
- Lot 3 is designated as a Family Conveyance lot under Article 7-1.06.J1-13 of the Calvert County Zoning Ordinance. The 25' wide Family Conveyance Right-of-Way shown hereon is established from Solters Wharf Road over Lot 4 to provide access to Lot 3.
- Lateral lines shown hereon are in accordance with Article 9-5.01 of the Calvert County Zoning Ordinance.

**OWNER'S CERTIFICATION**

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADMIT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND REDROING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 6D316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-10B, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE \_\_\_\_\_ WITNESS \_\_\_\_\_ OWNER: MORRIS WILTON SUIT, II  
CO-PERSONAL REPRESENTATIVE,  
ESTATE OF MORRIS W. SUIT  
398D OUNN ROAD  
HUNTINGTON, MD 20639

DATE \_\_\_\_\_ WITNESS \_\_\_\_\_ OWNER: MINA S. WALKER  
CO-PERSONAL REPRESENTATIVE,  
ESTATE OF MORRIS W. SUIT

DATE \_\_\_\_\_ WITNESS \_\_\_\_\_ OWNER: THOMAS SUIT, FOR DRIVEWAY  
EASEMENT OVER PARCEL 269

**FAMILY CONVEYANCE AFFIDAVIT**

THE ESTATE OF MORRIS W. SUIT, THE OWNER OF THE PROPERTY SHOWN HEREON, DOES HEREBY ASSIGN THE LOT BEING CREATED AS FAMILY CONVEYANCE LOT 3, SUIT SUBDIVISION, TO THOMAS W. SUIT, SDN, IN ACCORDANCE WITH ARTICLES 5-1.02.D.6 AND 7-1.06.J1-13 OF THE CALVERT COUNTY ZONING ORDINANCE.

MORRIS W. SUIT, II, CO-PERSONAL REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

MINA S. WALKER, CO-PERSONAL REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY SIGNATURE AND SEAL \_\_\_\_\_ DATE \_\_\_\_\_

**CRITICAL AREA INTRA-FAMILY CONVEYANCE AFFIDAVIT**

THE ESTATE OF MORRIS W. SUIT, THE OWNER OF THE PROPERTY SHOWN HEREON, DOES HEREBY ASSIGN THE LOT BEING CREATED AS INTRA-FAMILY TRANSFER LOT 4, SUIT SUBDIVISION, TO MORRIS W. SUIT, II, SDN.

MORRIS W. SUIT, II, CO-PERSONAL REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

MINA S. WALKER, CO-PERSONAL REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY SIGNATURE AND SEAL \_\_\_\_\_ DATE \_\_\_\_\_

**SIGHT DISTANCE CERTIFICATION**

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE ENTRANCE LOCATIONS OF THE 25' FAMILY CONVEYANCE RIGHT-OF-WAY AND 20' DRIVEWAY EASEMENT ONTO SOLTERS WHARF ROAD MEET OR EXCEED THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE \_\_\_\_\_ REGISTERED SURVEYOR \_\_\_\_\_

PARCEL 269  
THOMAS SUIT  
B.J.S. 1023/47

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY MORRIS W. SUIT, II AND THOMAS W. SUIT TO MORRIS WILTON SUIT, II AND MINA S. WALKER, CO-PERSONAL REPRESENTATIVES OF MORRIS W. SUIT, BY DEED DATED OCTOBER 24, 2008 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.F.S. 3212 AT FOLD 328.

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-1.D8.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-10B, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE \_\_\_\_\_ REGISTERED SURVEYOR \_\_\_\_\_

**HEALTH OFFICER'S CERTIFICATION**

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR INDIVIDUAL WATER SYSTEMS AND INDIVIDUAL SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W6 AND SEWERAGE PLANNING CATEGORY S6.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL. THE DESIGNATED PERC AREA IS THE ONLY PERC AREA APPROVED BY THE CALVERT COUNTY HEALTH DEPARTMENT FOR SEWAGE DISPOSAL PURPOSES. THE APPROVED LOT INCLUDES AN APPROVED AREA OF AT LEAST 10,000 SQUARE FEET FOR SEWAGE DISPOSAL PURPOSES AS REQUIRED BY CURRENT MARYLAND DEPARTMENT OF THE ENVIRONMENT LAW. IMPROVEMENTS OF ANY NATURE, INCLUDING, BUT NOT LIMITED TO THE INSTALLATION OF OTHER UTILITY LINES IN THIS AREA, MAY RENDER THE LOT UNDEVELOPABLE. TO DETERMINE THE EXACT AREA OF THE LOT APPROVED FOR SUCH PURPOSES, YOU SHALL CONTACT THE CALVERT COUNTY HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL HEALTH.

**CRITICAL AREA DEVELOPMENT RIGHTS SUMMARY**

Parcel 6 acreage in the Critical Area is 37.03 acres.

Critical Area development rights on Parcel 6 equals three lots.

Per Calvert County Code B.1.05H.2.b, "A parcel that is 12 acres or more and less than 60 acres in size may be subdivided into three lots. Two of the lots shall be intrafamily transfer lots and shall be recorded as such.

Lot 4 is in the Critical Area, it is an intrafamily transfer lot and its creation extinguishes one Critical Area development right.

Lot 5 is in the Critical Area and its creation extinguishes one Critical Area development right. The creation of Lots 4 and 5 by this subdivision extinguishes two of the three development rights available to Parcel 6.

There is one remaining development right associated with the Critical Area portion of Parcel 6. The property is limited to a total of three residential dwelling units and only one additional dwelling unit may be located on the Critical Area portion of the property. An additional lot may only be created as an intrafamily transfer lot.

CRITICAL AREA IMPERVIOUS SURFACE TABLE		
LOT	EX. IMPERVIOUS SURFACE AREA	ALLOWED IMPERVIOUS SURFACE AREA
LOT 4	10,700 SF	37,600 SF
PARCEL "B"	13,950 SF	50,400 SF

PARCEL 269  
THOMAS SUIT  
B.J.S. 1023/47

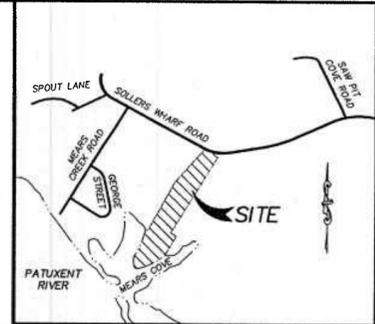
CRITICAL AREA ALLOWED CLEARING TABLE		
LOT	EX. FOREST	ALLOWED CLEARING
LOT 4	1.85 AC	NO CLEARING
PARCEL "B"	0.25 AC	NO CLEARING

**NON-BUILDABLE PARCEL "B"**  
9.511 AC±  
(CRITICAL AREA PORTION - 7.715 ACRES)

NUMBER OF LOTS SHOWN ON THIS PLAT	
NO. OF CONVENTIONAL LOTS	2
NO. OF TDR LOTS	0
NO. OF RECEIVING AREA LOTS	0
NO. OF FAMILY CONVEYANCE LOTS	1
TOTAL NO. OF NEW LOTS	2
TOTAL NO. OF REVISED LOTS	0

ACREAGE TABULATIONS FOR THIS PLAT	
ACREAGE OF ALL NEW LOTS	7.000 AC±
ACREAGE OF ALL REVISED LOTS	0 AC±
ACREAGE OF ALL OPEN SPACE	0 AC±
ACREAGE OF ALL RECREATION AREA	0 AC±
ACREAGE OF ALL PUBLIC RIGHT-OF-WAYS	0 AC±
ACREAGE OF ALL PRIVATE LANES	0 AC±
ACREAGE OF ALL WIDENING STRIPS	0.118 AC±
ACREAGE OF ALL OUTLOTS	0 AC±
ACREAGE OF ALL REVERIBLE PARCELS	0 AC±
ACREAGE OF NON-BUILDABLE PARCEL "B"	9.511 AC±
TOTAL ACREAGE SHOWN ON THIS PLAT	16.629 AC±

APFO INFORMATION FOR THIS PLAT	
NO. OF APFO EXEMPT LOTS ON THIS PLAT	2



**VICINITY MAP**

TAX MAP 42 PARCEL 6  
SCALE: 1" = 2000'  
TAX ID NO. 01 024256

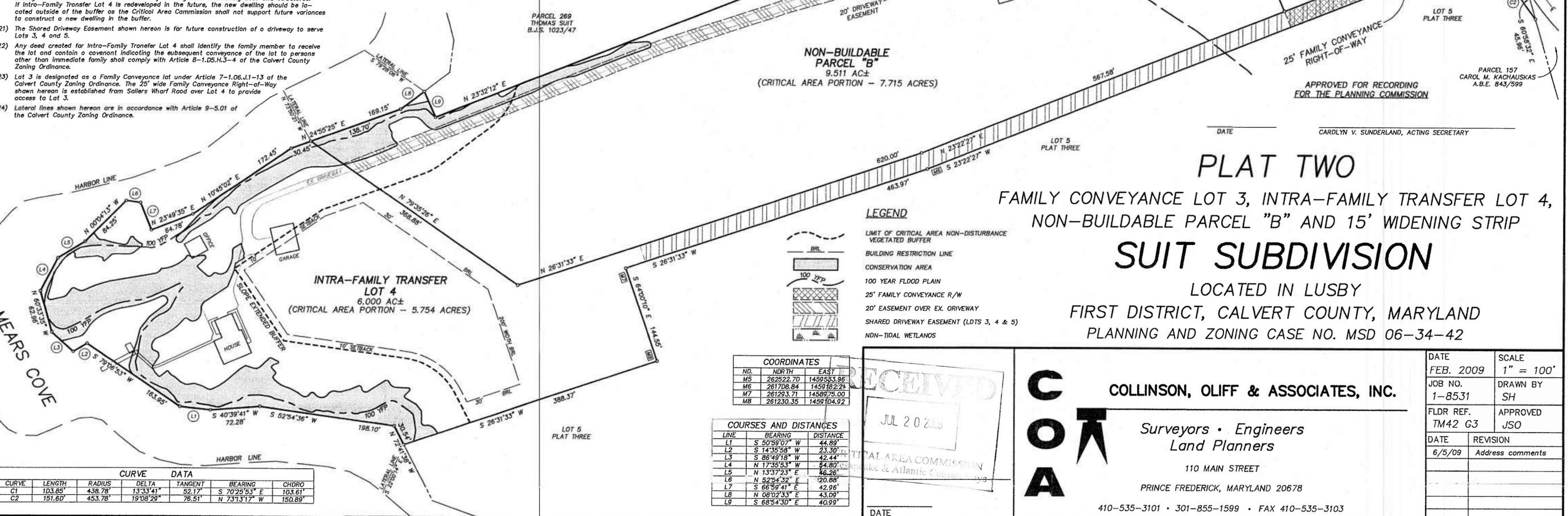
**HEALTH DEPARTMENT**

DATE \_\_\_\_\_

HEALTH OFFICER \_\_\_\_\_

DIRECTOR OF ENVIRONMENTAL HEALTH \_\_\_\_\_

SANITARIAN \_\_\_\_\_



**PLAT TWO**

FAMILY CONVEYANCE LOT 3, INTRA-FAMILY TRANSFER LOT 4,  
NON-BUILDABLE PARCEL "B" AND 15' WIDENING STRIP

**SUIT SUBDIVISION**

LOCATED IN LUSBY  
FIRST DISTRICT, CALVERT COUNTY, MARYLAND  
PLANNING AND ZONING CASE NO. MSD 06-34-42

DATE	SCALE
FEB. 2009	1" = 100'
JOB NO.	DRAWN BY
1-8531	SH
FLDR REF.	APPROVED
TM42 G3	JSO
DATE	REVISION
6/5/09	Address comments

**COLLINSON, OLIFF & ASSOCIATES, INC.**

Surveyors • Engineers  
Land Planners

110 MAIN STREET  
PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

RECEIVED

JUL 20 2009

CALVERT COUNTY PLANNING AND ZONING COMMISSION

DATE \_\_\_\_\_

COORDINATES		
NO.	NORTH	EAST
M5	262522.70	1459333.88
M6	261708.84	1450182.75
M7	261293.71	1458975.00
M8	261230.35	1459104.92

COURSES AND DISTANCES		
LINE	BEARING	DISTANCE
L1	S 50°59'07" W	44.88'
L2	S 14°35'58" W	23.30'
L3	S 86°49'18" W	42.44'
L4	N 17°35'53" W	54.80'
L5	N 13°37'23" E	46.26'
L6	N 52°54'32" E	120.88'
L7	S 68°59'41" E	42.96'
L8	N 08°02'33" E	43.09'
L9	S 68°54'30" E	40.95'

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	103.85'	438.78'	13°33'41"	52.17'	S 70°25'53" E 103.61'
C2	191.60'	453.78'	19°08'29"	78.51'	N 73°13'17" W 180.89'

**NOTES**

- The Stormwater Management (SWM) Conservation Easement shown hereon is established to satisfy the stormwater management requirements for Lots 2, 3 and 5. The SWM Conservation Easement encompasses the buffer areas described in Note 3 below and shall be protected in perpetuity as specified therein.
- Conservation Areas: These land areas include, but are not limited to, improperly drained soils, adverse soil formations, steep slopes (25% or greater, 15% or greater in the Critical Area) and erodible soils. A minimum 10' setback must be provided adjacent to the conservation area. These land areas shall not be developed unless it cannot be avoided and the applicant develops adequate methods to solve the problems created by disturbing unsuitable land conditions and these methods receive the approval of the Planning Commission, with recommendations from the appropriate County agencies. No structure, grading or clearing shall be permitted on existing steep slopes or within 10 feet of the steep slopes.
- A minimum buffer zone of 50 feet of undisturbed natural vegetation shall be maintained from the boundaries of the non-tidal wetlands landward. In the case of tidal waters and wetlands, the buffer shall be a minimum of 100 feet. These buffer areas shall remain undisturbed in perpetuity and to serve for water quality benefits. When any disturbance is proposed within 100 feet of the edge of the wetland buffer, protective snow fencing shall be placed 10 feet beyond the edge of the buffer. The issuance of County permits or approval is a local process and does not imply that the applicant has met State and Federal requirements for wetlands under COMAR, the Federal Water Pollution Control Act or the Rivers and Harbors Act.
- Any proposed activities within the buffer shall comply with the provisions of Articles 8-1.08.D and 8-2.02 of the Calvert County Zoning Ordinance.
- 100 Year Flood Plain: Uses restricted to those permitted within the Flood Plain District. No residential construction is permitted within the 100 year flood plain.
- There are no perennial or intermittent streams or associated buffers within the platted area shown hereon.
- If archaeological materials are discovered during site work, the contractor or developer shall cease work and contact the Department of Planning and Zoning's Historic Preservation Planner, immediately, so that the materials may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County.
- At a minimum, buildings shall be arranged to avoid facing the front of a house onto the rear of another.
- Within Farm Communities, farming practices that may conflict with residential use activities will be occurring on adjacent lands and are permitted by right.
- This plot was prepared without benefit of a title report.
- Access to Lot 5 shall be via the 25' Family Conveyance Right-of-Way. Direct access onto Sollers Wharf Road from Lot 5 is not permitted. Family Conveyance Lot 3 shown on Plat Two shall also utilize the 25' Family Conveyance Right-of-Way. The 25' Family Conveyance Right-of-Way shall be private, not County owned and maintained and shall not be petitionable to the County for County ownership or for County maintenance. The lot owners shall be responsible for providing for road maintenance, including snow removal and repairs, as well as other improvements and road services normally provided by the County. The family conveyance driveway shall be constructed to a width of 12 feet. The first of the lots to develop will be responsible to construct the driveway within the 25' Family Conveyance Right-of-Way.
- Family Conveyance Lots 2 and 3 and Intra-Family Transfer Lot 4 shown on Plots One and Two used the three lot exemptions permitted under the Adequate Public Facilities Ordinance (APFO). Lot 5 is subject to the APFO.
- The residue of this property (Non-buildable Parcel "A" shown on Plot One and Non-buildable Parcel "B" shown on Plot Two) are left with two density increments; one conventional density lot within the FFD and one Intra-family lot within the RCA. Non-buildable Parcels "A" and "B" shall be deemed non-buildable for residential purposes until such time that they receive final subdivision approval from the Planning Commission and have been recorded as buildable lots in the Land Records of Calvert County. The density increments will be assigned at that time.
- In accordance with Article 5-2.01.C.3 of the Calvert County Zoning Ordinance, clustering is not required in the Critical Area and subdivisions that are limited to no more than five lots (as of December 2, 2003).
- Development within the Critical Area portion of Lot 5 must be done in accordance with the 15% impervious surface limitations and the forest clearing and mitigation requirements, to be addressed at the time to the building permit review process.
- The Shared Driveway Easement shown hereon is for future construction of a driveway to serve Lots 3, 4 and 5.
- The lateral lines shown hereon are in accordance with Article 9-5.01 of the Calvert County Zoning Ordinance.

**CRITICAL AREA DEVELOPMENT RIGHTS SUMMARY**

Parcel 6 acreage in the Critical Area is 37.03 acres.  
 Critical Area development rights on Parcel 6 equals three lots.  
 Per Calvert County Code 8.1.05H.2.b, "A parcel that is 12 acres or more and less than 60 acres in size may be subdivided into three lots. Two of the lots shall be intrafamily transfer lots and shall be recorded as such."  
 Lot 4 is in the Critical Area, it is an intrafamily transfer lot and its creation extinguishes one Critical Area development right.  
 Lot 5 is in the Critical Area and its creation extinguishes one Critical Area development right.  
 The creation of Lots 4 and 5 by this subdivision extinguishes two of the three development rights available to Parcel 6.  
 There is one remaining development right associated with the Critical Area portion of Parcel 6. The property is limited to a total of three residential dwelling units and only one additional dwelling unit may be located on the Critical Area portion of the property. An additional lot may only be created as an intrafamily transfer lot.

**HEALTH DEPARTMENT**

DATE
HEALTH OFFICER
DIRECTOR OF ENVIRONMENTAL HEALTH
SANITARIAN

**HEALTH OFFICER'S CERTIFICATION**

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR INDIVIDUAL WATER SYSTEMS AND INDIVIDUAL SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W6 AND SEWERAGE PLANNING CATEGORY S6.  
 THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONSONANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL. THE DESIGNATED PERC AREA IS THE ONLY PERC AREA APPROVED BY THE CALVERT COUNTY HEALTH DEPARTMENT FOR SEWAGE DISPOSAL PURPOSES. THE APPROVED LOT INCLUDES AN APPROVED AREA OF AT LEAST 10,000 SQUARE FEET FOR SEWAGE DISPOSAL PURPOSES AS REQUIRED BY CURRENT MARYLAND DEPARTMENT OF THE ENVIRONMENT LAW. IMPROVEMENTS OF ANY NATURE, INCLUDING, BUT NOT LIMITED TO THE INSTALLATION OF OTHER UTILITY LINES IN THIS AREA, MAY RENDER THE LOT UNDEVELOPABLE. TO DETERMINE THE EXACT AREA OF THE LOT APPROVED FOR SUCH PURPOSES, YOU SHALL CONTACT THE CALVERT COUNTY HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL HEALTH.

**OWNER'S CERTIFICATION**

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE _____	WITNESS _____	OWNER: MORRIS WILTON SUIT, II CO-PERSONAL REPRESENTATIVE, ESTATE OF MORRIS W. SUIT 3980 DUNN ROAD HUNTINGTOWN, MD 20639
DATE _____	WITNESS _____	OWNER: MINA S. WALKER CO-PERSONAL REPRESENTATIVE, ESTATE OF MORRIS W. SUIT

**LEGEND**

- LIMIT OF CRITICAL AREA NON-DISTURBANCE VEGETATED BUFFER
- BUILDING RESTRICTION LINE
- CONSERVATION AREA
- 100 YEAR FLOOD PLAIN
- 25' FAMILY CONVEYANCE R/W
- SHARED DRIVEWAY EASEMENT (LOTS 3, 4 & 5)
- NON-TIDAL WETLANDS
- ZONED WETLANDS (TIDAL)
- STORMWATER MANAGEMENT CONSERVATION EASEMENT (3.75 AC±)

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY MORRIS W. SUIT, II AND THOMAS M. SUIT TO MORRIS WILTON SUIT, II AND MINA S. WALKER, CO-PERSONAL REPRESENTATIVES OF MORRIS W. SUIT, BY DEED DATED OCTOBER 24, 2008 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. 3212 AT FOLIO 32B.

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-1.08.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

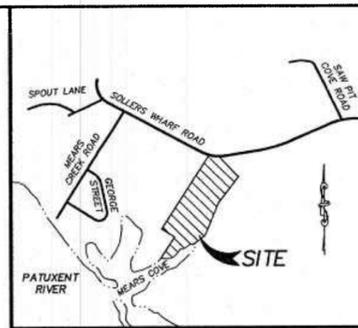
DATE \_\_\_\_\_ REGISTERED SURVEYOR \_\_\_\_\_

**SIGHT DISTANCE CERTIFICATION**

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE ENTRANCE LOCATION OF THE 25' FAMILY CONVEYANCE RIGHT-OF-WAY ONTO SOLLERS WHARF ROAD MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

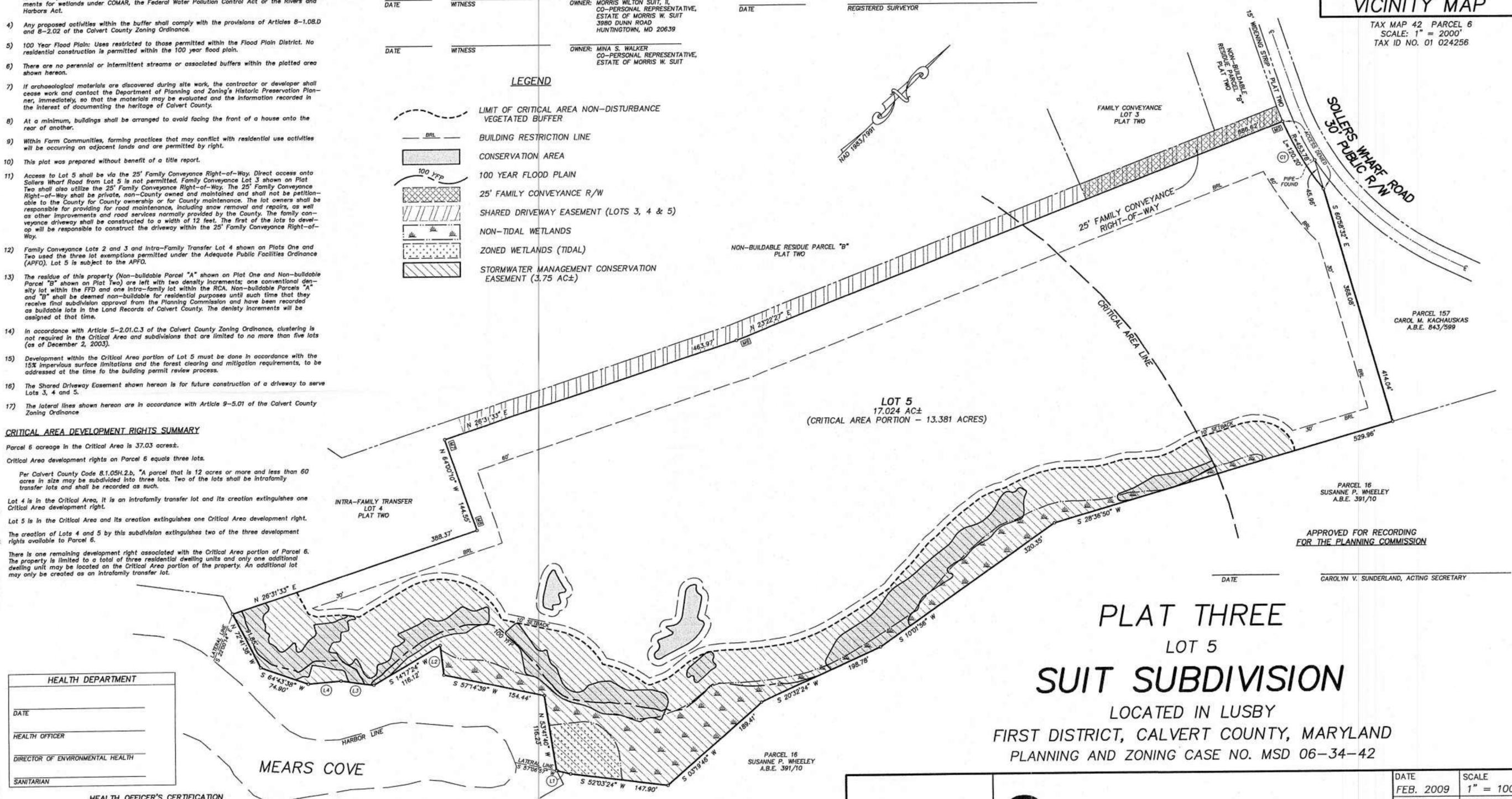
DATE \_\_\_\_\_ REGISTERED SURVEYOR \_\_\_\_\_

NUMBER OF LOTS SHOWN ON THIS PLAT	
NO. OF CONVENTIONAL LOTS	1
NO. OF TDR LOTS	0
NO. OF RECEIVING AREA LOTS	0
NO. OF FAMILY CONVEYANCE LOTS	0
TOTAL NO. OF NEW LOTS	1
TOTAL NO. OF REVISED LOTS	0
ACREAGE TABULATIONS FOR THIS PLAT	
ACREAGE OF ALL NEW LOTS	17.024 AC±
ACREAGE OF ALL REVISED LOTS	0 AC±
ACREAGE OF ALL OPEN SPACE	0 AC±
ACREAGE OF ALL RECREATION AREA	0 AC±
ACREAGE OF ALL PUBLIC RIGHT-OF-WAYS	0 AC±
ACREAGE OF ALL PRIVATE LANES	0 AC±
ACREAGE OF ALL WIDENING STRIPS	0 AC±
ACREAGE OF ALL OUTLOTS	0 AC±
ACREAGE OF ALL REVERTIBLE PARCELS	0 AC±
ACREAGE OF ALL RESIDUE	0 AC±
TOTAL ACREAGE SHOWN ON THIS PLAT	17.024 AC±
APFO INFORMATION FOR THIS PLAT	
NO. OF APFO EXEMPT LOTS ON THIS PLAT	0



**VICINITY MAP**

TAX MAP 42 PARCEL 6  
 SCALE: 1" = 2000'  
 TAX ID NO. 01 024256



**PLAT THREE**  
**LOT 5**  
**SUIT SUBDIVISION**

LOCATED IN LUSBY  
 FIRST DISTRICT, CALVERT COUNTY, MARYLAND  
 PLANNING AND ZONING CASE NO. MSD 06-34-42

APPROVED FOR RECORDING  
 FOR THE PLANNING COMMISSION

DATE \_\_\_\_\_ CAROLYN V. SUNDERLAND, ACTING SECRETARY

CRITICAL AREA IMPERVIOUS SURFACE TABLE			
LOT	EX. IMPERVIOUS SURFACE AREA	ALLOWED IMPERVIOUS SURFACE AREA	
LOT 5	NONE	87,431 SF	

CRITICAL AREA ALLOWED CLEARING TABLE			
LOT	EX. FOREST	ALLOWED CLEARING	
LOT 5	2.21 AC	NO CLEARING	

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING
CT	120.20'	453.78'	151°03'	60.45'	S 75°12'14" E
CHORD					118.85'

COORDINATES		
NO.	NORTH	EAST
M5	262522.70	1459182.98
M6	261708.84	1459182.21
M7	261293.71	1458975.00
M8	261230.35	1459114.92

COURSES AND DISTANCES		
LINE	BEARING	DISTANCE
L1	S 58°24'36" W	21.41'
L2	N 52°03'10" W	45.07'
L3	S 52°44'26" W	50.78'
L4	S 39°56'09" W	49.02'

RECEIVED  
 JUL 20 2009  
 CALVERT COUNTY PLANNING AND ZONING COMMISSION  
 COLLINSON, OLIFF & ASSOCIATES, INC.  
 DATE \_\_\_\_\_

**COLLINSON, OLIFF & ASSOCIATES, INC.**  
 Surveyors • Engineers  
 Land Planners  
 110 MAIN STREET  
 PRINCE FREDERICK, MARYLAND 20678  
 410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	SCALE
FEB. 2009	1" = 100'
JOB NO.	DRAWN BY
1-8531	SH
FLDR REF.	APPROVED
TM42 G3	JSO
DATE	REVISION
6/5/09	Address comments